

<p>Attorney or Party Name, Address, Telephone and FAX Nos., State Bar No. &amp; Email Address</p> <p><b>Michael Jay Berger (SBN 100291)</b> <b>Law Offices of Michael Jay Berger</b> <b>9454 Wilshire Boulevard, 6th floor</b> <b>Beverly Hills, CA 90212</b> <b>(310) 271-6223 Fax: (310) 271-9805</b> <b>michael.berger@bankruptcypower.com</b></p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor, Leslie Klein</p>	<p>FOR COURT USE ONLY</p>
<p><b>UNITED STATES BANKRUPTCY COURT</b> <b>CENTRAL DISTRICT OF CALIFORNIA</b></p>	
<p>In re:</p> <p><b>Leslie Klein</b></p> <p>Debtor(s).</p>	<p>CASE NO.: 2:23-bk-10990-SK</p> <p>CHAPTER: 11</p> <p><b>NOTICE OF MOTION AND MOTION IN INDIVIDUAL CHAPTER 11 CASE FOR ORDER AUTHORIZING USE OF CASH COLLATERAL [11 U.S.C. § 363]</b></p> <p>This motion is being made under <u>ONLY ONE</u> of the following notice procedures:</p> <p><input type="checkbox"/> Hearing requested on emergency basis: LBR 9075-1(a); or <input type="checkbox"/> Hearing requested on shortened notice: LBR 9075-1(b); or <input checked="" type="checkbox"/> Hearing set on regular notice: LBR 9013-1(d):</p> <p>DATE: June 28, 2023 TIME: 9:00 a.m. COURTROOM: 1575 ADDRESS: 255 E. Temple Street, Suite 1582 Los Angeles, CA 90012</p>

1. **PLEASE TAKE NOTICE THAT** the Debtor moves this court for an order authorizing the use of cash collateral
- ☒ on an interim basis through and including (date) August, 2023.
- ☐ through the date of confirmation of a chapter 11 plan or dismissal of this case.

2. **NOTICE PROVISIONS AND DEADLINES FOR FILING AND SERVING A WRITTEN RESPONSE:** Your rights might be affected by this Motion. You may want to consult an attorney. Refer to the box checked below for the deadline to file and serve a written response. If you fail to timely file and serve a written response, the court may treat such failure as consent to the relief sought in the Motion and may grant the requested relief. You must serve a copy of your opposition upon the Debtor, the Debtor's attorney, the United States trustee, and also serve a copy on the judge assigned to this bankruptcy case pursuant to LBR 5005-2(d) and the Court Manual.

- a. ☐ **Hearing Requested on Emergency Basis under LBR 9075-1(a):** The Debtor has contacted the court and requested an emergency hearing on less than 48 hours notice. If the court grants the request, you will receive a separate Notice of Hearing that identifies the deadline for you to file and serve a written response. If the court denies the request to set an emergency hearing, the Debtor will provide written notice of a hearing date on regular notice or other disposition of this Motion and the deadline for filing an opposition.
- b. ☐ **Hearing Requested on Shortened Notice under LBR 9075-1(b):** The Debtor has filed a separate application asking the court to set a hearing on shortened notice, entitled Application for Order Setting Hearing on Shortened Notice (Application). If the court grants the Application, the Debtor will serve you with another document providing notice. The deadline to file and serve a written response will be contained in this document. If the court denies the Application, the Debtor will provide written notice of a regular hearing date or other proposed disposition of this Motion.
- c. ☒ **Hearing Set on Regular Notice: Notice Provided Under LBR 9013-1(d):** This Motion is set for hearing on regular notice pursuant to LBR 9013-1(d). The full Motion and supporting documentation are attached, including the legal and factual grounds upon which the Motion is made. If you wish to oppose this Motion, you must file a written response with the court and serve it as stated above **no later than 14 days prior to the hearing**. Your response must comply with LBR 9013-1(f). The undersigned hereby verifies that the hearing date and time selected were available for this type of Motion according to the judge's self-calendaring procedures [LBR 9013-1(b)].
- d. ☐ **Other (specify):**

Date: May 16, 2023

By: 

Signature of Debtor or attorney for Debtor

Name: Michael Jay Berger

Printed name of Debtor or attorney for Debtor

**MOTION FOR ORDER AUTHORIZING USE OF CASH COLLATERAL**

1. Cash collateral is defined in 11 U.S.C. § 363 (Cash Collateral).
2. Pursuant to 11 U.S.C. § 363(c)(2), a debtor cannot use Cash Collateral without court approval or the consent of a creditor with an interest in the Cash Collateral.
3. The Debtor filed this Motion because he/she requires the use of what a creditor or lienholder may claim to be Cash Collateral.
4. The Debtor in this case filed a voluntary petition. The court has jurisdiction to grant the relief requested in this motion pursuant to 28 U.S.C. § 157 and 11 U.S.C. § 363.
5. The Debtor believes that the use of Cash Collateral is necessary for the Debtor to continue the Debtor's operations and to reorganize.
6. The Debtor believes that adequate protection ☒ is ☐ is not required by law in this case. **To the extent that the Debtor believes that adequate protection is not required by law under the circumstances of this case, a Memorandum of Points and Authorities is attached hereto addressing that issue.**
7. Information about each real or personal property owned by the Debtor in which someone may claim a Cash Collateral interest and for which the Debtor seeks court permission to use Cash Collateral, and the Debtor's proposed budget with respect to each such property, is set forth below:

**a. Collateral and budget #1 (check all that apply):**

(1) The collateral (Collateral)

☒ Real Property

Street address: 315 N. Martel Avenue

Unit/suite no.:

City, state, zip code: Los Angeles, CA 90036

Legal description or document recording number (include county of recording):

WT 188 Tract 4929, APN # 5526-038-011, Los Angeles County

☐ Equipment (manufacturer, type, and characteristics):

Serial number(s):

Location:

☐ Vehicle (year, manufacturer, type, and model):

Vehicle identification number:

Location of vehicle:

☒ Rents or accounts receivable (type, identifying information, and location): Rental income collected on residential real property located at 315 Martel Avenue, Los Angeles, CA 90036

☐ Cash on hand generated from the Collateral (type, identifying information, and location):

☐ Other personal property (type, identifying information, and location):

- (2) Value of Collateral: \$ 2,500,000.00 .  
☒ Declaration of the Debtor as owner of the Collateral.  
☐ Declaration of (specify)

(3) Income/rent generated: \$ 5,500.00 per month.

(4) Liens:

1st Lien holder:	Wilmington Savings Fund Society, FSB*	Principal balance due:	\$ 1,368,000.00
Monthly payment:	\$ 10,854.67	Monthly payment due date:	
Prepetition arrears:	\$ 408,449.31	Postpetition arrears	\$
* 1 <sup>st</sup> Lienholder listed on Schedule D as "Selene Finance"			
2nd Lien holder:		Principal balance due:	\$
Monthly payment	\$	Monthly payment due date:	
Prepetition arrears:	\$	Postpetition arrears	\$
3rd Lien holder:		Principal balance due:	\$
Monthly payment	\$	Monthly payment due date:	
Prepetition arrears	\$	Postpetition arrears	\$

☐ Additional liens (see additional attached page)

(5) Equity in the Collateral: \$ 728,285.21

(6) Adequate Protection

The Debtor offers:

- (a) ☒ the equity in the Collateral above each respective lien.  
(b) ☒ the maintenance of the property.  
(c) ☒ payments in the following amounts to the following creditors: \$3,211.93 each month to Wilmington Savings Fund Society, FSB

(d) ☒ the use or sale of the Cash Collateral which will generates more collateral (Replacement Collateral) each month, and the Debtor offers a lien in the Replacement Collateral.

(e) other:

- (7) Proposed Monthly Budget ☒ covering period of May 2023 through August 2023 or ☐  
through the date of confirmation of a chapter 11 plan or dismissal of this case (or check box if a Proposed  
Budget is attached as an exhibit ☒).

INCOME:

Rent: \$ \_\_\_\_\_  
Sales: \$ \_\_\_\_\_  
Other: \$ \_\_\_\_\_

Total Income: \$ (See attached budget)

EXPENSES:

1st Lien holder: \$ \_\_\_\_\_  
2nd Lien holder: \$ \_\_\_\_\_  
3rd Lien holder: \$ \_\_\_\_\_  
4th Lien holder: \$ \_\_\_\_\_  
Property taxes: \$ \_\_\_\_\_  
☐ included in first lien holder payment  
Property insurance: \$ \_\_\_\_\_  
☐ included in first lien holder payment  
Maintenance: \$ \_\_\_\_\_  
Cleaning: \$ \_\_\_\_\_  
Pest control: \$ \_\_\_\_\_  
Landscaping: \$ \_\_\_\_\_  
Management: \$ \_\_\_\_\_  
Electricity: \$ \_\_\_\_\_  
Gas: \$ \_\_\_\_\_  
Water: \$ \_\_\_\_\_  
Trash disposal: \$ \_\_\_\_\_  
Supplies: \$ \_\_\_\_\_  
Advertising: \$ \_\_\_\_\_  
Other: \$ \_\_\_\_\_  
Other: \$ \_\_\_\_\_  
Other: \$ \_\_\_\_\_  
Other: \$ \_\_\_\_\_

Total Expenses: \$ (See attached budget)  
Net Income: \$ (See attached budget)

**b. Collateral and budget #2 (check all that apply):**

(1) The collateral (Collateral)

☒ Real Property

Street address: 143 S. Highland Drive

Unit/suite no.:

City, state, zip code: Los Angeles, CA 90036

Legal description or document recording number (include county of recording):

APN: 5513-014-024, Lot 630, Tract No. 8498, Los Angeles County

☐ Equipment (manufacturer, type, and characteristics):

Serial number(s):

Location:

☐ Vehicle (year, manufacturer, type, and model):

Vehicle identification number:

Location of vehicle:

☒ Rents or accounts receivable (type, identifying information, and location): rental income from residential real property located at 143 S. Highland Drive, Los Angeles, CA 90036

☐ Cash on hand generated from the Collateral (type, identifying information, and location):

☐ Other personal property (type, identifying information, and location):

(2) Value of Collateral: \$ 2,200,000.00 . Basis of valuation:

☒ Declaration of the Debtor as owner of the Collateral.

(3) Income/rent generated: \$ 4,000.00 per month.

(4) Liens:

1st Lien holder:	J.P. Morgan Mortgage Acquisition Corp.*	Principal balance due:	\$ 1,242,393.64
Monthly payment:	\$ 10,708.79	Monthly payment due date:	
Prepetition arrears:	\$ 35,566.26	Postpetition arrears	\$
* 1 <sup>st</sup> lienholder listed on Schedule D as "Shellpoint Mortgage Servicing"			
2nd Lien holder:		Principal balance due:	\$
Monthly payment:	\$	Monthly payment due date:	
Prepetition arrears:	\$	Postpetition arrears	\$
3rd Lien holder:		Principal balance due:	\$
Monthly payment	\$	Monthly payment due date:	
Prepetition arrears	\$	Postpetition arrears	\$

☐ Additional liens (see additional attached page)

(5) Equity in the Collateral: \$ 922,041.00

(6) Adequate Protection

The Debtor offers:

(a) ☒ the equity in the Collateral.

(b) ☒ the maintenance of the property as adequate protection.

(c) ☒ payments in the following amounts to the following creditors: \$1,897.57 per month to J.P. Morgan Mortgage Acquisition Corp.

(d) ☒ the use or sale of the Cash Collateral generates more collateral (Replacement Collateral) each month, and the Debtor offers a lien in the Replacement Collateral.

(e) other: The 143 S. Highland Drive property has been listed for sale. Debtor has filed an Application to Employ Jonathan Adams with Keller Williams as Broker for the purpose of selling this property [docket no. 115].

- (7) Proposed Monthly Budget ☒ Covering Period of May 2023 through August 2023 or ☐ through the date of confirmation of a chapter 11 plan or dismissal of this case (or check box if a Proposed Budget is attached as an exhibit ☒).

INCOME:

Rent: \$ \_\_\_\_\_  
Sales: \$ \_\_\_\_\_  
Other: \$ \_\_\_\_\_

Total Income: \$ (See attached budget)

EXPENSES:

1st Lien holder: \$ \_\_\_\_\_  
2nd Lien holder: \$ \_\_\_\_\_  
3rd Lien holder: \$ \_\_\_\_\_  
4th Lien holder: \$ \_\_\_\_\_  
Property taxes: \$ \_\_\_\_\_  
☐ included in first lien holder payment  
Property insurance: \$ \_\_\_\_\_  
☐ included in first lien holder payment  
Maintenance: \$ \_\_\_\_\_  
Cleaning: \$ \_\_\_\_\_  
Pest control: \$ \_\_\_\_\_  
Landscaping: \$ \_\_\_\_\_  
Management: \$ \_\_\_\_\_  
Electricity: \$ \_\_\_\_\_  
Gas: \$ \_\_\_\_\_  
Water: \$ \_\_\_\_\_  
Trash disposal: \$ \_\_\_\_\_  
Supplies: \$ \_\_\_\_\_  
Advertising: \$ \_\_\_\_\_  
Other: \$ \_\_\_\_\_  
Other: \$ \_\_\_\_\_  
Other: \$ \_\_\_\_\_  
Other: \$ \_\_\_\_\_

Total Expenses: \$ See attached budget  
Net Income: \$ See attached budget

**c. Collateral and budget #3 (check all that apply):**

(1) Type of Collateral

☒ Real Property

Street address: 161 N. Poinsettia Place

Unit/suite no.:

City, state, zip code: Los Angeles CA 90036

Legal description or document recording number (include county of recording):

☐ Equipment (manufacturer, type, and characteristics):

Serial number(s):

Location:

☐ Vehicle (year, manufacturer, type, and model):

Vehicle identification number:

Location of vehicle:

☒ Rents or accounts receivable (type, identifying information, and location): Rental income from residential property located at 161 N. Poinsettia Place, Los Angeles CA 90036

☐ Cash on hand generated from the Collateral (type, identifying information, and location):

☐ Other personal property (describe type, identifying information, and location):

(2) Value of collateral: \$ 2,000,000.00 . Basis of valuation:

☒ Declaration of the Debtor as owner of the Collateral.

(3) Income/rent generated: \$ 3,000.00 per month.

(4) Liens:

1st Lien holder: Ajax Mortgage Loan Trust 2021-D, by US Bank National Assoc. \* Principal balance due: \$ 1,403,054.50

Monthly payment: \$ 9,063.32

Monthly payment due date:

Prepetition arrears: \$ 201,842.04

Postpetition arrears

\*1<sup>st</sup> Lienholder listed on Schedule D as "Mrc/united Wholesale M"

2nd Lien holder: Erica and Joseph Vago (Judgment lien)

Principal balance due: \$ \$26,386,891.00

Monthly payment

Monthly payment due date:

Prepetition arrears:

Postpetition arrears

3rd Lien holder:

Principal balance due:

Monthly payment

Monthly payment due date:

Prepetition arrears

Postpetition arrears

☐ Additional liens (see additional attached page)

(5) Equity in the Collateral: \$ 395,103.50

(6) Adequate Protection

The Debtor offers:

(a) ☒ the equity in the Collateral.

(b) ☒ the maintenance of the property as adequate protection.

(c) ☒ payments in the following amounts to the following creditors: \$1,918.35 per month to Ajax Mortgage Loan Trust 2021-D, by US Bank National Assoc.

(d) ☒ the use or sale of the Cash Collateral which will generates more collateral (Replacement Collateral) each month, and the Debtor offers a lien in the Replacement Collateral.

(e) other:

(7) Proposed Monthly Budget ☒ Covering Period of May 2023 through August 2023 or ☐  
through the date of confirmation of a chapter 11 plan or dismissal of this case (or check box if a Proposed Budget is attached as an exhibit ☒).

INCOME:

Rent: \$ \_\_\_\_\_

Sales: \$ \_\_\_\_\_

Other: \$ \_\_\_\_\_

Total Income: \$ See attached budget

EXPENSES:

1st Lien holder: \$ \_\_\_\_\_

2nd Lien holder: \$ \_\_\_\_\_

3rd Lien holder: \$ \_\_\_\_\_

4th Lien holder: \$ \_\_\_\_\_

Property taxes: \$ \_\_\_\_\_

☐ included in first lien holder payment

Property insurance: \$ \_\_\_\_\_

☐ included in first lien holder payment

Maintenance: \$ \_\_\_\_\_

Cleaning: \$ \_\_\_\_\_

Pest control: \$ \_\_\_\_\_

Landscaping: \$ \_\_\_\_\_

Management: \$ \_\_\_\_\_

Electricity: \$ \_\_\_\_\_

Gas: \$ \_\_\_\_\_

Water: \$ \_\_\_\_\_

Trash disposal: \$ \_\_\_\_\_

Supplies: \$ \_\_\_\_\_

Advertising: \$ \_\_\_\_\_

Other: \$ \_\_\_\_\_

Other: \$ \_\_\_\_\_

Other: \$ \_\_\_\_\_

Other: \$ \_\_\_\_\_

Total Expenses: \$ See attached budget

Net Income: \$ See attached budget

8. In addition to the expenses set forth in the proposed budget(s), the Debtor requests :

- a. ☒ to use Cash Collateral to pay quarterly fees to the United States trustee and to pay any required fees to the court;
  - b. ☒ to deviate from the line item expenses in the proposed budget(s) by no more than 10 percent on both a line item and aggregate basis without the need to seek further order of the court;
  - c. ☒ as some expenses, such as insurance, may not be required to be paid every month, to the extent that the amount allotted to a particular expense in a particular month is not used during that month, the Debtor requests permission to use that unused amount in subsequent months in payment of that particular expense for the duration of the period in which the Debtor is granted the use of Cash Collateral.
9. ☒ Other than as indicated herein, use of Cash Collateral is not intended to modify the rights of affected lienholders pursuant to the existing agreement between the lienholder(s) and the Debtor.

The Debtor requests that the court allow the use of the Cash Collateral pursuant to the terms of this Motion, the attached Memorandum of Points and Authorities (if any), and the proposed budget(s).

Date: **May 16, 2023**

\_\_\_\_\_

By: 

\_\_\_\_\_  
Signature of Debtor or attorney for Debtor

Name: **Michael Jay Berger**

\_\_\_\_\_  
Printed name of Debtor or attorney for Debtor

**DECLARATION OF DEBTOR IN SUPPORT OF  
MOTION FOR ORDER AUTHORIZING USE OF CASH COLLATERAL**

I, Leslie Klein, declare:

1. I am the Debtor in this bankruptcy case.
2. The facts asserted in this declaration are of my own personal knowledge.
3. I am the owner of the Collateral.
4. The use of Cash Collateral is necessary in this case because: I must be able to collect rents on the rental properties, and pay for their maintenance, tax, and insurance, in order to preserve the rental properties' value to the estate.
5. The value of the Collateral, the amounts of the claims secured by the respective liens thereon, and the equity in the Collateral, in Exhibits 1-3 are true and correct.
6. To the extent that adequate protection is offered and/or required, I offer the forms of adequate protection indicated in the Motion.
7. The income and expenses listed in the proposed budget(s))are true and correct.
8. I propose to use Cash Collateral pursuant to the terms of the Motion, any Memorandum of Points and Authorities attached to the Motion, and the proposed budget(s).

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct

May 16, 2023

Leslie Klein

Date

5/16/2023

Printed Name

LESLIE KLEIN

Signature

Leslie Klein

## **EXHIBIT 1**

**6 Month Projection Related To Cash Collateral Motion - Martel Ave. Property**

	May-23	Jun-23	Jul-23	Aug-23
<b>Martel Ave Income</b>				
Martel Ave. Rental Income	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00
<b>Martel Ave Expenses</b>				
Adequate Protection Payment - Wilmington Savings Fund Society, FSB	\$3,211.93	\$3,211.93	\$3,211.93	\$3,211.93
Insurance	\$266.10	\$266.10	\$266.10	\$266.10
Property Tax	\$1,821.97	\$1,821.97	\$1,821.97	\$1,821.97
Property Maintenance	\$200.00	\$200.00	\$200.00	\$200.00
<b>Martel Ave Net Income</b>	\$0.00	\$0.00	\$0.00	\$0.00

## **EXHIBIT 2**

**6 Month Projection Related To Cash Collateral Motion - Highland Drive Property**

	May-23	Jun-23	Jul-23	Aug-23
<b>Highland Drive Income</b>				
Highland Ave.	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00
<b>Highland Drive Expenses</b>				
Adequate Protection Payment - J.P. Morgan				
Mortgage Acquisition Corp.	\$1,897.57	\$1,897.57	\$1,897.57	\$1,897.57
Insurance	\$325.22	\$325.22	\$325.22	\$325.22
Property Tax	\$1,577.21	\$1,577.21	\$1,577.21	\$1,577.21
Property Maintenance	\$200.00	\$200.00	\$200.00	\$200.00
<b>Highland Drive Net Income</b>	\$0.00	\$0.00	\$0.00	\$0.00

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## **EXHIBIT 3**

**6 Month Projection Related To Cash Collateral Motion**

	May-23	Jun-23	Jul-23	Aug-23
<b>Poinsettia Place Income</b>				
Poinsettia Place Rental Income	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
<b>Poinsettia Place Expenses</b>				
Adequate Protection Payment -Ajax Mortgage Loan Trust 2021-D, by US Bank National Assoc.	\$1,918.35	\$1,918.35	\$1,918.35	\$1,918.35
Insurance	\$116.00	\$116.00	\$116.00	\$116.00
Property Tax	\$765.65	\$765.65	\$765.65	\$765.65
Property Maintenance	\$200.00	\$200.00	\$200.00	\$200.00
<b>Poinsettia Place Net Income</b>	\$0.00	\$0.00	\$0.00	\$0.00

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
9454 Wilshire Blvd., 6<sup>th</sup> FL., Beverly Hills, CA 90212

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF MOTION AND MOTION IN INDIVIDUAL CHAPTER 11 CASE FOR ORDER AUTHORIZING USE OF CASH COLLATERAL** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 5/16/2023, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:

On (date) 5/16/2023, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) 5/16/2023, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Honorable Sandra Klein  
United States Bankruptcy Court  
Central District of California  
Edward R. Roybal Federal Building and Courthouse  
255 E. Temple Street, Suite 1582 / Courtroom 1575  
Los Angeles, CA 90012

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

5/16/2023  
Date

Peter Garza  
Printed Name

/s/Peter Garza  
Signature

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):**

**Goe Forsythe & Hodges: Reem J Bello** rbello@goeforlaw.com, kmurphy@goeforlaw.com  
**Counsel for Erica Vago: Goe Forsythe & Hodges Robert P Goe** kmurphy@goeforlaw.com, rgoe@goeforlaw.com; goeforecf@gmail.com  
**Interested Party: Alan G Tippie** Alan.Tippie@gmlaw.com, atippie@ecf.courtdrive.com; Karen.Files@gmlaw.com, patricia.dillamar@gmlaw.com, denise.walker@gmlaw.com  
**Debtor's Counsel: Michael Jay Berger** michael.berger@bankruptcypower.com, yathida.nipha@bankruptcypower.com; michael.berger@ecf.inforuptcy.com  
**Interested Party: Greg P Campbell** chl1ecf@aldridgepite.com, gc@ecf.inforuptcy.com; gcampbell@aldridgepite.com  
**Counsel for Wilmington Savings Fund: Theron S Covey** tcovey@raslg.com, sferry@raslg.com  
**Interested Party: Dane W Exnowski** dane.exnowski@mccalla.com, bk.ca@mccalla.com, mccallaecf@ecf.courtdrive.com  
**U.S. Trustee: Michael Jones** michael.jones4@usdoj.gov  
**U.S. Trustee: Ron Maroko** ron.maroko@usdoj.gov  
**Counsel for Ajax Mortgage: Joshua L Scheer** jscheer@scheerlawgroup.com, jscheer@ecf.courtdrive.com  
**Subchapter V Trustee: Mark M Sharf (TR)** mark@sharflaw.com, C188@ecfcbis.com; sharf1000@gmail.com  
**United States Trustee (LA)** ustpregion16.la.ecf@usdoj.gov  
**Interested Party: Michael L Wachtell** mwachtell@buchalter.com  
**U.S. Bank: John P. Ward** jward@attleseystorm.com, ezhang@attleseystorm.com  
**Counsel for Franklin Menlo: Paul P Young** paul@cym.law, jaclyn@cym.law  
**Counsel for First Amendment Wendriger Family Trust dated May 7, 1990: Clarisse Young** youngshumaker@smcounsel.com, levern@smcounsel.com  
**Interested Party: Roye Zur** rzur@elkinskalt.com, cavila@elkinskalt.com; lwageman@elkinskalt.com; 1648609420@filings.docketbird.com  
**Interested Party: Gary Tokumori** gtokumori@pmcos.com  
**Counsel for Life Capital Group: Krikor J Meshefejian** kjm@lnbyg.com  
**Counsel for Robert & Esther Mermelstein: Baruch C Cohen** bcc@BaruchCohenEsq.com, paralegal@baruchcohenesq.com  
**Counsel for A. Gestetner Family Trust: Michael I. Gottfried** mgottfried@elkinskalt.com,  
**Counsel for Erica and Joseph Vago: Brandon J Iskander** biskander@goeforlaw.com, kmurphy@goeforlaw.com

**2. SERVED BY UNITED STATES MAIL:**

U.S. Trustee  
Attn: Ron Maroko, Esq.  
915 Wilshire Blvd., Ste. 1850  
Los Angeles, CA 90017

Subchapter V Trustee  
Mark M. Sharf  
6080 Center Drive #600  
Los Angeles, CA 90045

**SECURED CREDITORS:**

CCO Mortgage Corp.  
Attn: Bankruptcy  
10561 Telegraph Rd  
Glen Allen, VA 23059

Chase Mortgage  
BK Department  
Mail Code LA4 5555  
700 Kansas Ln  
Monroe, LA 71203

Fay Servicing Llc  
Attn: Bankruptcy Dept  
Po Box 809441  
Chicago, IL 60680

Mrc/united Wholesale M  
Attn: Bankruptcy  
P. O. Box 619098  
Dallas, TX 75261

Selene Finance  
Attn: Bankruptcy  
Po Box 8619  
Philadelphia, PA 19101

Shellpoint Mortgage Servicing  
Attn: Bankruptcy  
Po Box 10826  
Greenville, SC 29603

Toyota Financial Services  
Attn: Bankruptcy  
Po Box 259001  
Plano, TX 75025

Toyota Motor Credit Corp.

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This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

PO Box 9013  
Addison, TX 75001 (Address from POC)

Ericka and Joseph Vago  
c/o Brian Procel  
Procel Law  
401 Wilshire Blvd., 12th Floor  
Santa Monica, CA 90401 (Address from POC)

Ericka and Joseph Vago  
124 N. Highland Ave  
Sherman Oaks, CA 91423

Fay Servicing LLC  
Attn: Bankruptcy Dept  
Po Box 809441  
Chicago, IL 60680

U.S. Bank  
c/o Fay Servicing, LLC  
PO Box 814609  
Dallas, TX 75381

Fiore Racobs & Powers  
c/o Palm Springs Country Club HOA  
6820 Indiana Ave., Ste 140  
Riverside, CA 92506

Gestetner Charitable Remainder Trus  
c/o Andor Gestetner  
1425 55th Street  
Brooklyn, NY 11219

Los Angeles County Tax Collector  
Bankruptcy Unit  
PO Box 54110  
Los Angeles, CA 90054-0027 (Address from POC)

Mrc/united Wholesale M  
Attn: Bankruptcy  
P. O. Box 619098  
Dallas, TX 75261

Selene Finance  
Attn: Bankruptcy  
Po Box 8619  
Philadelphia, PA 19101

Shellpoint Mortgage Servicing  
Attn: Bankruptcy  
Po Box 10826

Greenville, SC 29603

Toyota Financial Services  
Attn: Bankruptcy  
Po Box 259001  
Plano, TX 75025

**20 LARGEST UNSECURED CREDITORS AND INTERESTED PARTIES:**

Andor Gestetner  
c/o Law Offices of Jacob Unger  
5404 Whitsett Ave Ste. 182  
Valley Village, CA 91607

Chase Mortgage  
BK Department  
Mail Code LA4 5555 700 Kansas Ln  
Monroe, LA 71203

Bank of America  
Attn: Bankruptcy  
4909 Savarese Circle  
Tampa, FL 33634

Citibank  
Attn: Bankruptcy  
P.O. Box 790034  
St Louis, MO 63179

Bank of America  
PO Box 673033  
Dallas, TX 75267 (Address from POC)

Franklin H. Menlo Irrevocable Trust  
c/o Willkie Farr & Gallagher LLP  
Attn: Alex M. Weingarten, Esq.  
2029 Century Park East, Suite 3400  
Los Angeles, CA 90067

Barclays Bank Delaware  
Attn: Bankruptcy  
Po Box 8801  
Wilmington, DE 19899

Franklin Menlo, Trustee  
c/o Paul P. Young & Chora Young & Manasserian  
650 Sierra Madre Villa Ave. Ste. 304  
Pasadena, CA 91107 (Address from POC)

California Bank & Trust  
Po Box 711510  
Santee, CA 92072

Jacob Rummitz  
315 N. Martel Avenue  
Los Angeles, CA 90036

CCO Mortgage Corp.  
Attn: Bankruptcy  
10561 Telegraph Rd  
Glen Allen, VA 23059

Jeffrey Siegel, Successor Trustee  
of the Hubert Scott Trust  
c/o Oldman, Cooley, Sallus  
16133 Ventura Blvd., Penthouse Suit  
Encino, CA 91436-2408

Chase Card Services  
Attn: Bankruptcy  
P.O. 15298  
Wilmington, DE 19850

Leslie Klein & Associates, Inc.  
c/o Parker Milliken  
555 Flower Street  
Los Angeles, CA 90071

Chase Card Services  
Attn: Bankruptcy  
Po Box 15298  
Wilmington, DE 19850

Oldman, Cooley, and Sallus  
16133 Ventura Blvd., Penthouse Suit  
Encino, CA 91436-2408

Chase Doe  
143 S. Highland Drive  
Los Angeles, CA 90036

Los Angeles, CA 90036

Sandra Layton  
161 N. Poinsettia Place